

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for July 7, 2004 PLANNING COMMISSION MEETING

**P.A.S.:** Annexation #04009

**PROPOSAL:** Application by the Director of Planning at the request of Campus Life/Southeast Nebraska Youth for Christ, Inc. to annex Lot 52 IT.

**LOCATION:** South 64<sup>th</sup> Street and Pine Lake Road.

**LAND AREA:** 9.9 acres, more or less.

**CONCLUSION:** The area requested to be annexed is adjacent to the city limit. This request is in conformance with the annexation policies of the Comprehensive Plan and the land should be annexed.

**RECOMMENDATION:**

Approval

### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Lot 52 IT, Located in the NE 1/4 of Section 21 T9N R7E, Lancaster County, Nebraska.

**EXISTING LAND USE AND ZONING:** Club                      AGR Agricultural Residential

### **SURROUNDING LAND USE AND ZONING:**

North:	Acreage residences	AGR Agricultural Residential
South:	Agricultural	AGR Agricultural Residential
East:	Acreage residences	AGR Agricultural Residential
West:	Acreage residences, Railroad	AG Agricultural

**COMPREHENSIVE PLAN SPECIFICATIONS:** The 2025 Land Use Plan identifies this area as Green Space. (F 25)

**Green Space:** Areas predominately used for active recreational uses, such as parks, golf courses, soccer or ball fields, and trails. Green space areas may be either public or privately owned. While some isolated environmentally sensitive features may be within these areas, they are predominately for active recreation, with some passive recreation uses also possible. (F 22)

### **Annexation Policy**

Annexation policy is a potentially powerful means for achieving many of the goals embodied in the Plan's Vision. The annexation policies of the City of Lincoln include but are not limited to the following:

The provision of municipal services shall coincide with the jurisdictional boundaries of the City – in short, it is not the intent of the City of Lincoln to extend utility services (most notably, but not necessarily limited to, water and sanitary water services) beyond the corporate limits of the City.

The extension of water and sanitary sewer services shall be predicated upon annexation of the area by the City. City annexation shall occur before any property is provided with water, sanitary sewer, or other potential City services.

Land which is remote or otherwise removed from the limits of the City of Lincoln will not be annexed; land which is contiguous to the City and generally urban in character may be annexed; and land which is engulfed by the City should be annexed.

Annexation generally implies the opportunity to access all City services. Voluntary annexation agreements may limit or otherwise outline the phasing, timing or installation of utility services (e.g., water, sanitary sewer), and may include specific or general plans for the private financing of improvements to the infrastructure supporting or contributing to the land uses in the annexed area.

Annexation to facilitate the installation of improvements and/or possible assessment districts is appropriate if it is consistent with the annexation policies of the Plan listed above.

Plans for the provision of services within the areas considered for annexation shall be carefully coordinated with the Capital Improvements Program of the City and the County.

#### **HISTORY:**

- |          |  |
|----------|--|
| Apr 2003 | Administrative Amendment #03016 to Special Permit #1886 approved a revised parking lot layout with additional stalls.  |
| Sep 2001 | Administrative Amendment #01062 to Special Permit #1886 approved changes to the parking lot layout and location, and added a ground sign.                                      |
| Dec 2000 | Special Permit #1886 approved a club with a 4,200 square foot main building, 1,100 square foot accessory building, and recreational facilities including pool and ball fields. |
| May 1979 | The zoning on this property was changed from AA Rural and Public Use to AGR Agricultural Residential in the 1979 Zoning Update.  |

**ASSOCIATED REQUEST:** Special Permit #1886A Campus Life club

#### **UTILITIES & SERVICES:**

**Sanitary Sewer:** A sanitary sewer main exists in Pine Lake Road and serves surrounding development, and can be extended to serve the area to be annexed.

**Water:** A water main exists in Pine Lake Road and serves surrounding development, and can be extended to serve the area to be annexed.

**ANALYSIS:**

1. This is a request to annex an existing club facility. The site is outside the city limit, but within the Future Service Limit and must be annexed to receive City services.
2. The property owner has requested annexation at this time so they may receive City services, specifically water and sanitary sewer, necessary for the expansion proposed with Special Permit #1886A.
3. This property is contiguous to the city limits along Pine Lake Road.
4. The property is generally urban in character, due to the club facility.
5. An annexation agreement between the owners and the City of Lincoln is required.

**CONDITIONS:**

1. Prior to scheduling this item on the City Council agenda, the owners shall enter into an annexation agreement with the City of Lincoln.

Prepared by:

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**Date:** May 25, 2004

**Applicant:** Southeast Nebraska Youth for Christ, Inc.  
6401 Pine Lake Road  
Lincoln, NE 68516  
420.7475

**Contact:** Brian D. Carstens and Associates  
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Lincoln, NE 68512  
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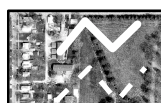
2002 aerial

## Annexation #04009 S. 64th & Pine Lake Rd.

### Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile  
Sec. 21 T09N R7E



Zoning Jurisdiction Lines

City Limit Jurisdiction

